

Mr Neil Cockerell
Elf Farm Supplies Pty Ltd
PO Box 615
Windsor NSW 2756

Dear Mr Cockerell

Elf Mushroom Farm and Substrate Plant (MP 08_0255 MOD 3) Environmental Assessment Requirements (EARs)

I refer to your request of 18 January 2017 and preliminary assessment submitted 8 March 2017, seeking environmental assessment requirements (EARs) for a modification request to the Minister's consent for the Elf Mushroom Farm and Substrate Plant (08_0255) under section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with section 75(3) of the EP&A Act, the EARs for the request are included below. The EARs have been prepared in consultation with the Environment Protection Authority, Department of Primary Industries, Hawkesbury Council and Fire and Rescue NSW (see **Attachment 1**) and are based on the information provided to date. Your assessment must address the EARs below as well as the matters raised in the agencies' responses.

Your modification request should be accompanied by an Environmental Assessment (EA) which includes the following:

- **Description of the modification;**
- **Need and justification** for the modification including consideration of the DPI *Water Guidelines for Controlled Activities (2012)* and DPI *Fisheries Policy and guidelines for fish habitat conservation and management (2013)*;
- **Scaled site plans and photos** – including the modifications to the existing or approved building works;
- **Identification of the environmental impacts of the modification** – including a detailed assessment of the following:
 - **Water impacts**, including flooding and stormwater;
 - **Soil**, including an assessment of the suitability of the fill placed along the tree corridor;
 - **Biodiversity impacts**;
 - **Noise impacts**, including consideration as to whether the original Noise Impact assessment accurately reflects the existing noise environment and whether the proposed noise wall would ensure the project meets the noise criteria;
 - **Fire and Risk**, including detailed information on the fire safety improvements associated with the modification and a demonstration of their effectiveness. The study should cover relevant aspects of *Hazardous Industry Planning Advisory Paper No. 2 – Fire Safety Study Guidelines*;
 - **Hazards**, including a preliminary risk screening undertaken in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33* (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the facility. Should preliminary screening indicate that the facility is "potentially hazardous," a Preliminary Hazard Analysis (PHA) must be prepared in accordance with *Hazardous Industry Planning Advisory Paper*

No. 6 - *Guidelines for Hazard Analysis* (DoP, 2011) and *Multi-Level Risk Assessment* (DoP, 2011);

- **Visual Impacts;** and
- **Identification of conditions to be modified.**

The Department strongly recommends that you consult with other relevant government agencies including but not limited to Council, the Environment Protection Authority and Department of Primary Industries in preparing the EA.

Following the provision of the EA, the Department will advise you of the applicable fee (under Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*) and any requirements regarding public exhibition of the modification.

If you have any enquiries about these requirements, please contact Emma Barnet on the above details.

Yours sincerely



Chris Ritchie
Director
Industry Assessments

4/4/17.

CC: Terry Perram Perram and Partners